177.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,300 / 687,300
					USE VALUE:	687,300 / 687,300
					ASSESSED:	687,300 / 687,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUPTA ASHUTOSH & SUMATI
Owner 2:	
Owner 3:	
Street 1:	161 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRATELLO STEPHEN/TRUSTEE -
Owner 2:	161 SYLVIA ST REALTY TRUST -
Street 1:	161 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,780 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6780.000	250,100	800	436,400	687,300
Total Card	0.156	250,100	800	436,400	687,300
Total Parcel	0.156	250,100	800	436,400	687,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.26 | /Parcel: 379.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119311
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,100	800	6,780.	436,400	687,300	687,300	Year End Roll	12/18/2019
2019	101	FV	211,400	800	6,780.	430,100	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	206,200	800	6,780.	330,400	537,400	537,400	Year End Roll	12/20/2017
2017	101	FV	206,200	800	6,780.	311,700	518,700	518,700	Year End Roll	1/3/2017
2016	101	FV	206,200	800	6,780.	286,800	493,800	493,800	Year End	1/4/2016
2015	101	FV	193,800	800	6,780.	268,100	462,700	462,700	Year End Roll	12/11/2014
2014	101	FV	193,000	800	6,780.	246,900	440,700	440,700	Year End Roll	12/16/2013
2013	101	FV	193,000	800	6,780.	246,900	440,700	440,700		12/13/2012

!13858!

PRINT

Date	Time
12/11/20	03:45:11

LAST REV

Date	Time
09/10/18	13:24:21

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13858

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRATELLO STEPHE	68076-190		9/23/2016		610,000	No	No		
FRATELLO SHIRLE	66976-321		3/24/2016	Convenience	1	No	No		
FRATELLO BENJAM	44316-210		12/17/2004	Family	1	No	No		
	9221-304		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2017	141	Inter Fi	11,690	C				
4/15/2014	350	Redo Bat	3,500					
5/11/2009	333	Re-Roof	4,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/20/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
10/20/2008	Meas/Inspect	189	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	70.	0.92	6									436,380						436,400	

Total AC/HA: 0.15565 | Total SF/SM: 6780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,380 | Spl Credit | Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	0.99989998
Adj $ / SQ:	139.503
Other Features:	102500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362522
Depreciation:	112382
Depreciated Total:	250140

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:		HB	1

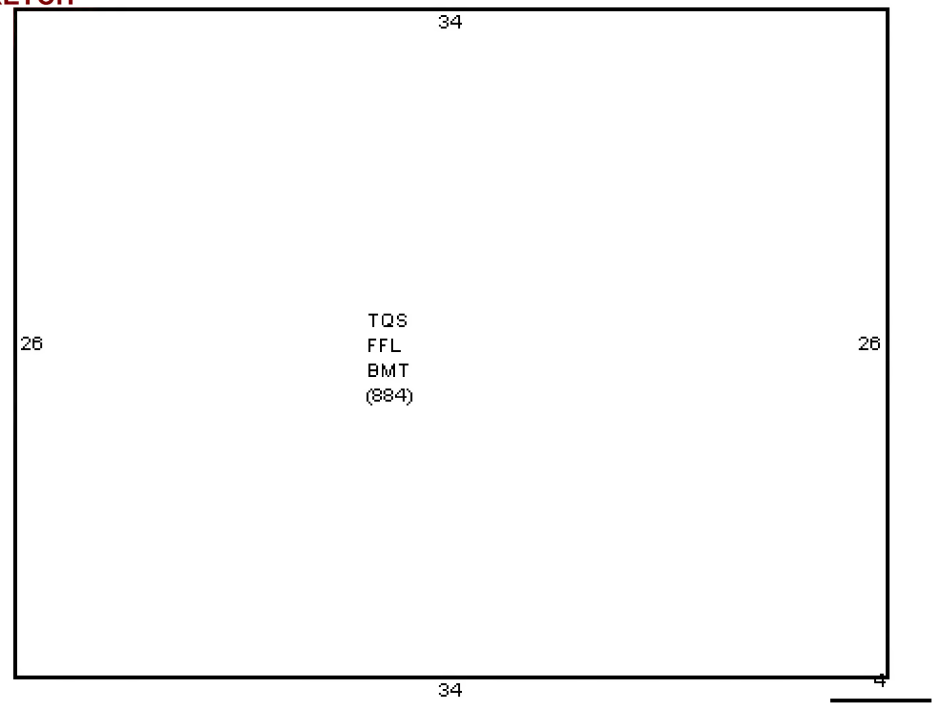
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.50
Special Features:	0	Val/Su Net:	102.88
Final Total:	250100	Val/Su SzAd	161.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	50.010	44,210
FFL	First Floor	884	139.500	123,321
TQS	3/4 Story	663	139.500	92,491

Net Sketched Area:	2,431	Total:	260,021
Size Ad	1547	Gross Are	2652	FinArea	1812
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	7X27	A	AV	1958	7.06	T	40	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc